DEVELOPMENT PLAN

MYRTLE - HUMBOLDT REHABILITATION PROJECT
MICH. R-160

MYRTLE HUMBOLDT REHABILITATION PROJECT

R-213 -- URBAN RENEWAL PLAN .

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R-213 B (1) BOUNDARIES OF URBAN RENEWAL AREA

Beginning at the intersection of the south rightof-way line of Myrtle Street, 50 feet wide and the
west right-of-way line of Lawton Avenue, 60 feet
wide; thence notherly along said west right-ofway line to the intersection with the north rightof-way line of Magnolia Street, 50 feet wide; thence
easterly along said north right-of-way line to the
intersection with the east right-of-way line of
i8th Street, 60 reet wide; thence southerly along
said east right-of-way line to the intersection with
the south right-of-way line of Myrtle Street; thence
westerly along said south right-of-way line
to the point of beginning.

(See Map R-213-B (1), entitled Project Boundary Map).

R-213-B (2) URBAN RENEWAL PLAN OBJECTIVES

The objectives of the plan are:

- a. Removal of Structurally Substandard Buildings -to remove all dilapidated and substandard
 primary and secondary buildings, structures,
 and accessory facilities.
- b. Elimination of Blighting Influences -- to remove all structures considered to be blighting influences and those that cannot be rented or used for compatible purposes and which, by their presence, cause annoyances for or lead to deterioration of adjacent property.
- c. Provision of Land for Needed Public Facilities -to provide public facilities necessary for the
 area, including a hospital and facilities related
 to the hospital use.
- d. Removal of Impediments to Land Disposition and Development -- to provide parcels of sufficient form and size for development consistent with the objectives and restrictions of the Plan, and to remove those buildings, not substandard, which occasionally may hinder consolidation of parcels for such development or cause difficulty by requiring maintenance of existing utility services where new services are planned.
- e. Achievement of Changes of Land Use -- to change the use of land in the project area that is inconsistent with the character of the area as it generally is presently, and as it is planned to to be in the long range according to the Master Plan of the City.
- f. Achievement of Street Modifications -- to improve the streets and facilitate movement of traffic through the area and to develop a system of streets differentiated by use and consistent with the traffic patterns in other portions of the City, specifically including a 120 foot wide boulevarding of Myrtle Street to execute the Detroit Master Plan of Trafficways.
- g. Provision of Adequate Street Lighting, Pavement and Landscaping -- to remove or replace damaged or obsolete lighting, paving, curbing and sidewalk and to provide sound, adequate and attractive lighting, paving, landscaping and street furniture.

- h. Construction of Facilities Requiring Fewer City
 Services -- to provide for construction of
 facilities that would require less constant
 city services such as police and fire protection,
 health inspections, etc.
- atruction of the area that will assist the stability of the larger area of which the project
- k. Coordination of Actions -- to coordinate the se veral policies and actions of public bodies and private developers, such that improvements and construction will be in concert with one another.
- 1. Achievement of Design and Development Objectives -to redevelop parcels in a manner to be economically
 sound, efficient in circulation and layout of
 structures, harmonious with development on adjacent
 properties through provision of walkways, landscaping, drives and open spaces, plan of circulation,
 layout, and design to be reviewed and approved by
 the urban renewal Planning Staff.

The City of Detroit will follow policies to insure that the design and construction of all project developments are in accordance with these objectives.

R-213-B (3) TYPES OF PROPOSED RENEWAL ACTIONS

Renewal action proposed for the project area is clearance* and redevelopment. All 41 principal structures and all accessory buildings are to be razed to allow for new construction.

In association with this new construction, under ground easements will be maintained for provision of all utilities to serve the project. Improvements will be provided on the public right-of-ways that surround the development parcels in the form of new paving and curb rebuilding, tree planting, landscaping and street lighting. In addition, Myrtle Street between Lawton and 18th Street will be widened into a 120 foot wide throughfare as part of the City's program of upgrading major crosstown streets.

R-213-C LAND USE PLAN

R-213-C (1) LAND USE MAP

Map R-213-C (1) Land Use and Development Plan is part of this plan and shows the general location of street rights-of-way, utility easements and allowable land uses.

* 34 Substandard Structures, 2 Structures with Blighting Influences,

5 Structures in order to Achieve Plan Objectives

R-213-C (2) LAND USE PROVISIONS AND BUILDING REQUIREMENTS

a. Uses to be Permitted

The following uses, as designated on Map R-213-C (1), Land Use and Development Plan, are permitted:

1. INSTITUTIONS

. Hospital and related facilities . Uses complementary to a hospital ie., restaurant, pharmacy, gift shop and similar supporting uses.

b. Additional Controls and Restrictions

The following controls and restrictions applicable to the entire Myrtle-Humboldt Rehabilitation Project will help insure attainment of the Urban Renewal Plan Objectives, R-213-B (2) and maximize benefits to the project as well as the community as a whole. These controls and restrictions, plus architectural and site design considerations will be developed in detail by the staff of the Community and Economic Development Department. In order to prevent premature development of plans that are not in accord with the detailed controls and restrictions or that do not meet with the Urban Renewal Plan Objectives stated in R-213-B (2), the developer will confer with the Urban Renewal Planning Staff prior to the development of any plans. Such conferences will help to avoid unnecessary plan revision and costly delays. The controls and restrictions to be developed in detail shall include, but not to be limit to:

The location and relationship of the complementary us to the primary hospital use.

Maximum Density

Land Coverage

Building Height

Building Setbacks

Off-Street Parking Requirements

Outdoor Utility Equipment Design & Locational Requirements

Signs, Permitted Sizes, Types, and Locations

Landscaping Requirements

Arrangement of Buildings

R-213-C (2) c Initiation and Duration of the Land Use Provisions And Additional Requirements

The land use provisions enumerated above (section C (2) a) shall become effective on the date of the adoption of the Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date. All additional requirements shall become effective on the date of execution of the land disposal documents and shall remain in effect for a period of at least 25 years fromtheir effective date.

d Applicability of the Land Use Provisions and Additional Requirements to Real Property not to be Acquired.

The provisions and requirements under C(2)a and C(2)b, above, apply to all property within the project area.

R-213-D - - PROJECT PROPOSALS

H-ELDED (I) LAND ADQUESTED H

All real property Within the Urban Renewal Area is to be acquired for clearance and redevelopment -- (See Map. R-213-D (1), Land Acquisition Plan).

R-213-D (2) REHABILITATION

Not Applicable

R-213-D (3) REDEVELOPERS' OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land disposition and the review of redevelopers' plans will be conducted in accordance with regulations, controls or restrictions stated in land disposition documents which include the following:

- a. Provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- b. Provisions for achieving all elements of the Development Plan including specific controls and restrictions to be met in order to achieve the Urban Renewal Plan Objectives.
- c. A Specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing these provisions and requirements which apply throughout the project.
- d. The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, or national origin in the lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal areas by the City of Detroit.
- All development plans shall be subject to approval by by the Community and Economic Development Department.
- f. All developer shall consult with the Community and Economic Development Department on preliminary proposals, site plans, and building facility layouts prior to the submission of plans for approval. The planning staff of the Department of Community and Economic Development shall co-ordinate efforts of city agencies regarding plans of the developer. Consultations between developers and the planning staff of the Community and Economic Development Department shall include initial contacts, continuing review during development of plans, and acceptance of final plans for presentation to the Detroit Housing Commission and the City Council. These consultations are intended to provide for mutual excahnge of ideas and to determine specific controls, restrictions and requirements for the development proposed in this area zoned "PD" for Planned Development.

Easements for sub-surface utilities shall be maintained at locations shown on the Land Use and Development Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the Common Council of the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the muncipal departments affected.

'n

All utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water, or communications, except fire hydrants, lighting standards and electric transformers will be located underground or enclosed entirely within a building. Certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to approval of the city.

- R-213-E -- OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS
- R-213-E(1) RELOCATION PLAN

The Relocation Plan, more specifically entitled Relocation Program, Myrtle-Humboldt Rehabilitation Project, Mich. R-160 and attached hereto is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E(2) ESTIMATED COST OF IMPROVEMENTS

The Estimated Costs of Public Improvements to be made within the project detailed on the attached form H-6200, Project Cost Estimates and Financing Plan and Form H-0220, Project Expenditures Budget, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended.

ESTIMATED EXTENT OF IMPROVEMENTS R-213-E(3)

> The Estimated Extent of Improvements, Renewal Assistance Administration Code R-224 maps, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Act of 1945, as amended, and show the work to be performed by various City Departments with locations and extent of improvements shown for tentative and diagrammatic purposes only.

R-213-E(4) RIGHT-OF-WAY ADJUSTMENT PLAN

Map R-213-E(4) entitled Right-of-Way Adjustment Plan shows:

- Streets to be dedicated
- Streets and alleys to be retained Streets to be vacated as R.O.W. but retained
- as an easement for subsurface utilities
- d. Alleys to be vacated

This is hereby made a part of the Development Plan as required by Section 4 (c) or the Rehabilitation of Elighted Areas Act, Act 344 of the rublic Acts of 1945, as amended.

R-213-E(5) -- ZONING AND DISTRICT PLANS

Map R-214 (1) b, Proposed Zoning and Map R-214 (3) District Plan are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-F -- PROCEDURE FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the City Council of the City of Detroit desires to modify the Development Plan, it shall hold a publi hearing thereon, notice of such hearing to be give as provided in state law. If the modification be approved by the City Council it shall become part of the approved Development Plan.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

R-213-G -- VARIANCES

When, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation by ond the spirit and purpose of these restrictions, the Community and Economic Development Department shall have the power to authorize a reasonable and minor variation or modification of terms of these restrictions that will not be contrary to the public interest and provided that the modifications be consented to by the lessee and/or purchaser so that the spirit and purpose of these restrictions shall be observed.

REPORT ON PLANNING PROPOSALS MYRTLE-HUMBOLDT REHABILITATION PROJECT

MICH. R-160

MYRTLE-HUMBOLDT REHABILITATION PROJECT

R-214 - REPORT ON PLANNING PROPOSALS

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R-214	(1)	a	EXISTING	ZONING
R .214	(1)	b	PROPOSED	ZONING
R-214	(3)		DISTRICT	PLAN

- R-214 (1)- ZONING PROPOSALS
- R-214 (1)a Existing Zoning map identifies all existing zoning districts in the project area and in the surrounding area.
- R-214 (1)b Proposed Zoning map identifies the proposed zoning districts for the project area.
- R-214 (1)c Zone District changes, as indicated in the "Proposed Zoning map, Code R-214 (1)b, are as follows:
 - 1) Change from R-2, Two Family Residential to PD,
 Planned Development District in all portions of the
 project except in the Myrtle Street frontage.
 - 2) Change from B-4, General Business, to PD in the Myrtle Street frontage portions to become part of the redevelopment site.
- R-214 (1)d Anticipated Timing of Proposed Zoning Changes:
 zoning changes will be scheduled for adoption as soon
 as practicable after acquisition of the property
 involved, and prior to sale or lease of that property
 to a redeveloper.
- R-214 (1)e Local Planning Agency Acceptance of Zoning Proposals and Timing of Changes:

The zoning proposals identified in this section were approved by the Detroit City Plan Commission at its regular meeting on September 1, 1970.

- R-214 (2) -BASIS FOR PLANNING DETERMINATIONS
- R-214 (2)a Proposed Land Uses

Selection of this area and its designation for residential reuse is the result of the following considerations:

- 1. The area south of Myrtle Street and adjacent to the Project along Myrtle Street is presently being redeveloped in residential reuse in accordance with the locally-financed Ash-Humboldt Redevelopment Project. The redevelopment of the Myrtle-Humboldt Rehabilitation Project is compatible with this adjacent redevelopment.
- The existing character of the surrounding area is predominantly residential. The proposed redevelopment of the project area would, therefore, be compatible with the existing development.
- 3. The Project is located on Myrtle Street which is a major crosstown thoroughfare that provides direct access to commercial and service facilities along Myrtle Street and in the center of the City.
- 4. The Project area is designated in the Detroit Master Plan for residential use.

R-214 (2) b Proposed Regulations, Controls, or Restrictions . To Be Imposed on Properties to be Acquired.

The controls and restrictions, enumerated in R-213-C (2) of the Development Plan to be imposed on the redevelopment of the project are intended to achieve the Urban Renewal Plan Objectives, R-213 B (2). Adoption of planning and design criteria enumerated in the above-stated document as controls and restrictions on redevelopment of the project area will insure development compatible with adjacent areas while permitting maximum flexibility for developers and assuring control of development proposats.

R-214 (2) c Adequacy of Proposed Zoning and Other Codes and Regulations to Protect Project Area.

The proposed zoning for the project is PD, Planned Development District. This classification permits the uses proposed in the Development Plan and assures control of all plans and proposals to prevent inclusion of uses which would be detrimental to the Plan. This classification is compatible with and will help to implement the restrictions in the Plan.

The City of Detroit has adopted building, plumbing, electrical, air pollution, heating and rodent control codes and also operates under the State Housing Code. These regulations will govern redevelopment in the Project area.

R-214 (2) d Modification of Existing Major Streets

The Plan proposes improvement of a major traffic artery to Master Plan standards and the revision of the internal street pattern so as to offer maximum acreage for redevelopment and flexibility of development, and to provide access in a manner which minimizes conflicts between local and through traffic. The proposed improvements include:

- 1. Myrtle Street: The Master Plan of Thoroughfares of the City of Detroit indicates Myrtle Street as a major thoroughfare, boulevarded, and with a width of 120 feet. This plan is being executed along several portions of the street.

 Completion of the portion within the Myrtle-Humboldt area will facilitate execution of the Master Plan and will become part of a thoroughfare that will keep through east-west traffic off local streets.

 Widening of Myrtle Street on the north is in keeping with other Myrtle Street widening activities including the provision of a full width overpass over the depressed Jeffries Freeway which is located one block west of the project. The widening will require an additional 70 feet taken from parcels adjacent to Myrtle on the north that are 100 feet and 155 feet in depth. Remaining portions of these properties will add to land available for reuse.
- 2. Other Major Streets: No modifications proposed.
- R-214 (2) e Areas Within Perimeter Boundary to be Excluded from Urban Renewal Area

NOT APPLICABLE

R-214 (2) f Incider tal Properties not to be Acquired Within the Clearance Section

NOT APPLICABLE

R-213 (2) g Adequacy of Proposed and Existing-to-Remain Commercial, Community, Recreational, and Public Facilities Including Those Outside of but Serving Project Area.

1. Commercial Facilities

Presently, the project area is provided with excellent acess to commercial facilities. Myrtle is being widened into a 120' wide boulevard. This will provide convenient access to the commercial facilities located in the Central city area including the New Center area, the Central Business District and to several new shopping centers which are planned to be constructed at Warren and the Lodge Freeway, and at Warren and St. Antoine streets.

In addition, the project is located one block from the Jefferies Freeway which, as part of the metropolitar area's system of freeways, provides access to commercial centers throughout the whole metropolitar area.

Community and Public Facilities

The area is adequately served by existing fire, police, postal and library facilities and by all utility services. The Chaney Elementary School is located one block north of the Project and the Pelham Junior High School is located within a short walking distance to the east on Myrtle Street. The Murray High School is approximately one mile from the project area.

In addition, churches, medical facilities and other community facilities are located within close proximity to the project area.

Recreation Facilities

The Project will not require recreational facilities It will also not add additional requirements to the existing recreational units in the area.

R-214 (2) h Justification for the Acquisition of Basically Sound Properties that Involve High Acquisition Costs

NOT APPLICABLE

R-214 (2) i Clearance and Redevelopment of or Project Activity that Would have a Deleterious Effect on Structures or Sites of Historic, Architectural, Archeological or Cultural Value.

There are no structures or areas adjacent to the project that are on the National Register of Historical or architectural sites of Buildings. There are no structure or areas adjacent to the site that have been deemed to be eligible for Historic or Architectural designation by the State of Michigan. There are no structure or area adjacent to the project that are being considered by the City of Detroit for Historic or architectural designation

R-214 (3) RELATIONSHIP OF PLANNING PROPOSAL TO PLANS FOR NEIGHBORHOOD, OR DISTRICT, OF WHICH PROJECT AREA IS A PART

The specific plan proposals are in accord with provisions of the Master Plan of the City. The specific planning proposals relate to the general plans for the areas as follows:

Land Use Relationships

Land uses permitted by the Development Plan include hospitals and compatible uses. Residential development is generally dominant throughout the surrounding area to the agent to the locally financed Ash-Humboldt Redevelopment Project. The Master Plan for the general area of which the Project is a part indicates low density multiple-dwelling land use.

b. Throughfares

A project proposal invloves the widening of Myrtle Street to a 120 foot wide, boulevard crosstown throughfare which implements the Master Plan of Throughfares in that portion of the City.

c. Recreation and Community Facilities

Community facilities already existing within the area will be considered as fixes to relate to in the design and layout of the project.

d. Other Renewal Action Contemplated

The non-federally assisted Ash-Humboldt Redevelopment Project located south of and adjacent to the Project has been redeveloped with about 350 low-density, multiple residential dwelling units. The western portion of that project provides for the consolidation and further expansion of a privately sponsored senior citizen housing development know as Kundig Center.

The District Plan, map R-214 (3) is the Generalized Land Use Plan of the area in which the project is located. All elements of the Myrtle-Humboldt Development Plan are in conformance with this Generalized Plan as approved by the Detroit City Plan Commission at its regular meeting on September 1, 1970.

- R-214 (4) STATEMENT OF BASIS FOR DETERMINATION THAT THE OBJECTIVES OF THE URBAN RENEWAL PLAN CANNOT BE ACHIEVED THROUGH REHABILITATION OF THE PROJECT AREA
- R-214 (4) a Number of Buildings to be Cleared Which are Struturally Substandard and Infeasible of Rehabilitation

Total in Project	Total Structures 41	Res. 32	<u>Comm</u> . 5	Indus.	Instit.
Substanda Warrantin Clearance	g)-34	30	3	1	0

Of the 41 structures in the project, 34 or 83 per cent are substandard and infeasible of rehabilitation according to the criteria enumerated in Section R-212 (6). These structures are identified on Map R-212 (2a), Condition of Structures.

R-214 (4) b Number of Buildings to be Cleared to Remove Blighting Influences

- Re214 (4)
 remove blighting influences described in R-212 (6)
 C-3, "Incompatible Uses of Land Use Relationships".
 These two structures are industrial by design and use and are identified on Map R-212 (6)A "Proposed Treatment of Project Area". These are identified as acquisition parcels 5 & 15 on Land Acquisition Plan, R-213 D(1).
- R-214 (4) c Number of Buildings to be Cleared to Achieve Specific Plan Objectives

There are 5 structures to be cleared to achieve specific Plan Objectives as follows:

Number	Type	Plan Objective		
2	Residential	To provide a site for public		
5	Commercial Institutiona	housing Widening of Myrtle Street L Widening of Myrtle Street		

Two Residential structures identified on Map 212 (6) A, Proposed Treatment of Project Area are to be cleared to provide a suitable development parcel to achieve Urban Renewal Plan Objective R-213-B(2)c, to provide sound low-income housing.

Two commercial and one institutional (church) structure identified on Map 212 (6) A - Proposed Treatment of Project Area, are to be cleared to facilitate achievement of Urban Renewal Plan Objective R-213-B(2)g, specifically, the widening of Myrtle Street within the project area.

R-214 (4) d Consideration Given to Proposals that Would Result in Retention of a Greater Number of Buildings Which are Sound or are Capable of Rehabilitation.

Within the project area there are 7 out of 41 structures that are not so substandard as to require their removal. Three of these structures are located within the area to be provided for the Myrtle Street widening. This widening must occur on the north side of Myrtle due to planning determinations made before the advent of this project and the subsequent construction of an overpass one block west of the project that is alligned with the Myrtle widening on the north side.

The retention of the four remaining repairable structures would result in an appreciable reduction of usable project land for development of new housing units. Existing streets and alleys as well as utility services would have to be maintained in order to service these structures. Adequate distances would have to be maintained from such structures in order to buffer dissimilar functionability and livability of all structures involved. Amenability of new housing units constructed in close proximity to the four structures in question could be anticipated to be somewhat less than desirable. Economic use of the land exclusive of the land occupied by these structures would be largely unachievable. Functionability of the project development would be reduced due to lack of adequate amounts of and configuration of parcels to provide pedestrian circulation and open space, efficient and amenable building relationships and efficiently located off-street parking areas.

Due to the limitations that would result from the retention of the four structures referred to above, the Urban Renewal Plan Objectives would be largely unattainable. Upon these bases, proposals that would result in the retention of these structures were rejected.

R-214 (5) EXPLANATION OF PROPOSALS FOR TREATMENT OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE

NOT APPLICABLE

R-214 (6) RELATION OF URBAN RENEWAL PLAN TO THE GENERAL PLAN, THE WORKABLE PROGRAM AND OTHER LOCAL OBJECTIVES

n-214 (6)a donformity of Urban Rendwal Plan With Ceneral Plan

1. General Plan

The land uses and trafficways proposed in the Myrtle-Humboldt Project conform, respectively, to the Generalized Land Use Plan and the Trafficways Plan of the Detroit Master Plan as explained in preceding section, R-214 (3).

2. Workable Program for Community Improvement

The Urban Renewal Plan conforms to the Workable Program for Community Improvement as follows:

Codes and Code Enforcement: Restrictions to be placed upon property to be redeveloped together with enforcement of existing codes and ordinances will insure adequate provisions for health and safety.

Planning and Programming: The Urban Renewal Plan is in accord with plans for affected public, semipublic and private agencies that plan, and in instances, administer programs for community improvements. Agencies mentioned in the 1970-71 Workable Program have been involved in the formulation of the Urban Renewal Plan whenever appropriate and no conflict with their plans and programs exist.

Housing and Relocation: Provision of low-income public housing adjacent to the project area in the Ash-Humboldt Project has increased the supply of such housing.

Citizen Involvement: Citizen participation complies with the state and federal guidelines and requirements as demonstrated in Code R-217. There is a citizen's district council duly elected and serving under the name of the Ash-Myrtle-Humboldt Citizens District Council which advises on the appropriateness of the Urban Renewal Plan for the area.

Equal Opportunity: All requirements for equal opportunity in the construction and occupation of new facilities within the project will be observed.

R-214 (6) b Relationship of Plan to Local Objectives

The Urban Renewal Plan is consistent with the following definite and identified local objectives:

Appropriate Land Uses

The Plan removes land uses which are incompatible with Master Plan designated land uses and which are inadequately supplied with services or space - and provides, in their place, adequate and effective development of land for uses recommended by the Master Plan.

ì

Improved Traffic

The Plan specifies boulevarding of Myrtle Street to better handle through traffic and to reduce cross traffic on residential streets. Alleys have been eliminated in conformance with a citywide objective. Off-street parking areas will allow improvement of traffic flow.

Public Transportation, Public Utilities and Other Public Improvements:

The Project is well located to take advantage of available public transportation. Public utilities planned to be provided within the project will conform to local objectives to upgrade and/or replace worn and otherwise inadequate public utilities. Public streets on the perimeter of the redevelopment site will be improved where necessary. Curbs and sidewalks will be reconstructed to fit the circulation patterns of the redevelopment site. Trees and lawn will be planted where appropriate within the public right-of-way.

Upgrading Housing Standards:

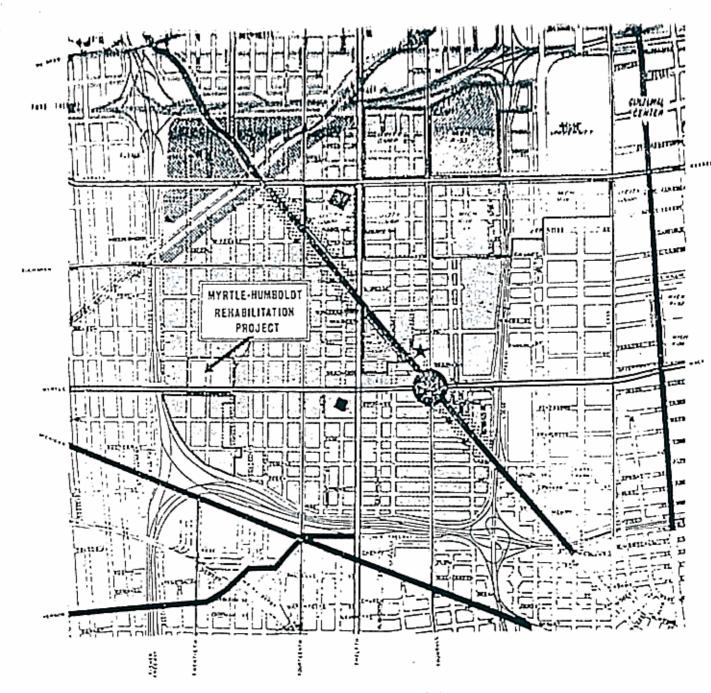
The Urban Renewal Plan contributes to the improvement of housing facilities in the City by removing dilapidated structures and relocating residents to sound housing.

R-214 (6) c Provision of Low and Moderate Income Housing In Project Where Reuse is Predominantly Residential

NOT APPLICABLE

R-214 (7) Justification of Construction or Reconstruction of Temporary Public Facilities or Improvements

NOT APPLICABLE



LEGEND

GENERALIZED LAND USE



CONVENIENCE SHOPPING CENTERS

GOVERNMENTAL CENTERS

GOVERNMENTAL CENTERS

SENIOR HIGH SCHOOL
JUNIOR HIGH SCHOOL

- BOUNDARY OF OTHER PROJECTS

- PROJECT BOUNDARY

RESIDENTIAL

INSTITUTIONAL

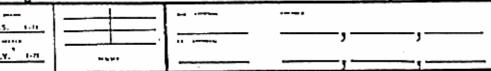
COMMERCIAL

INDUSTRIAL

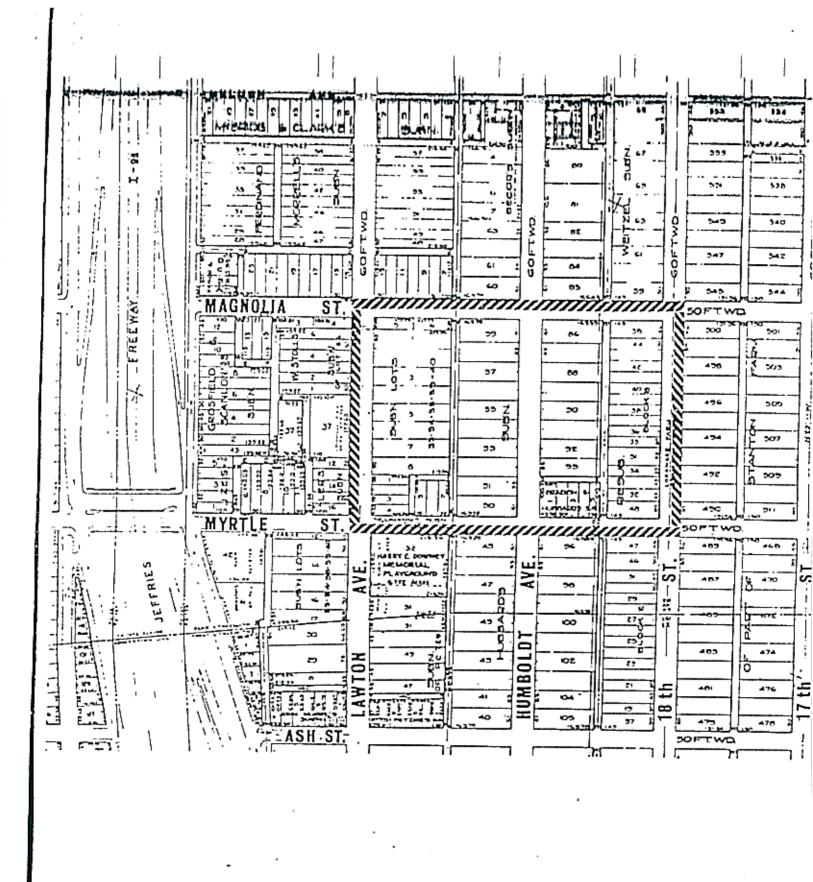




district plan myrtle-humboldT rehabilitation project





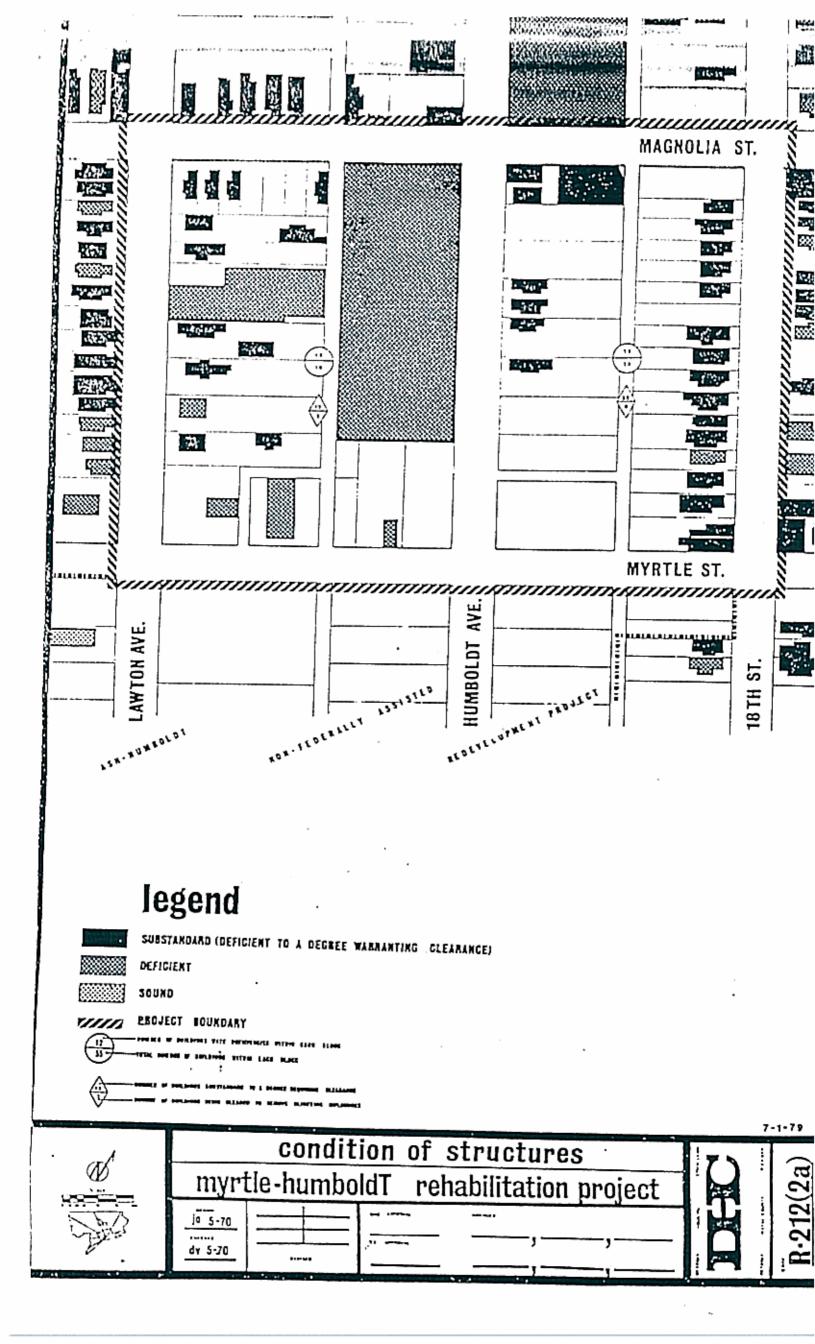


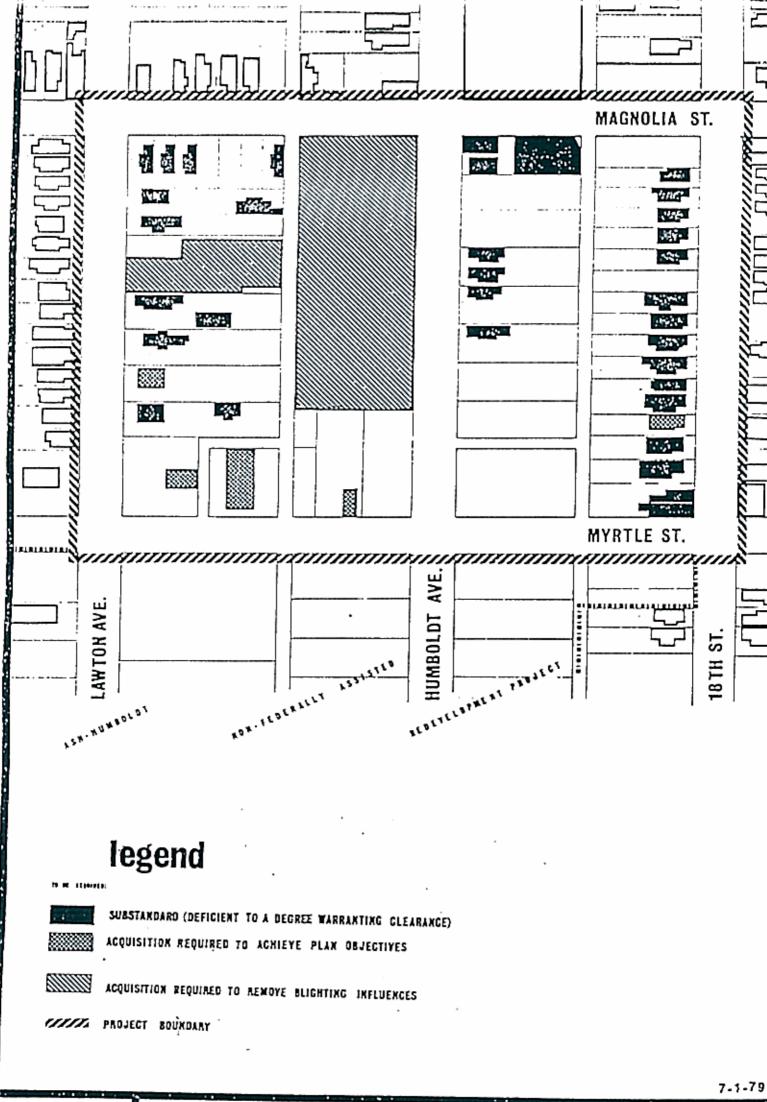
LEGEND

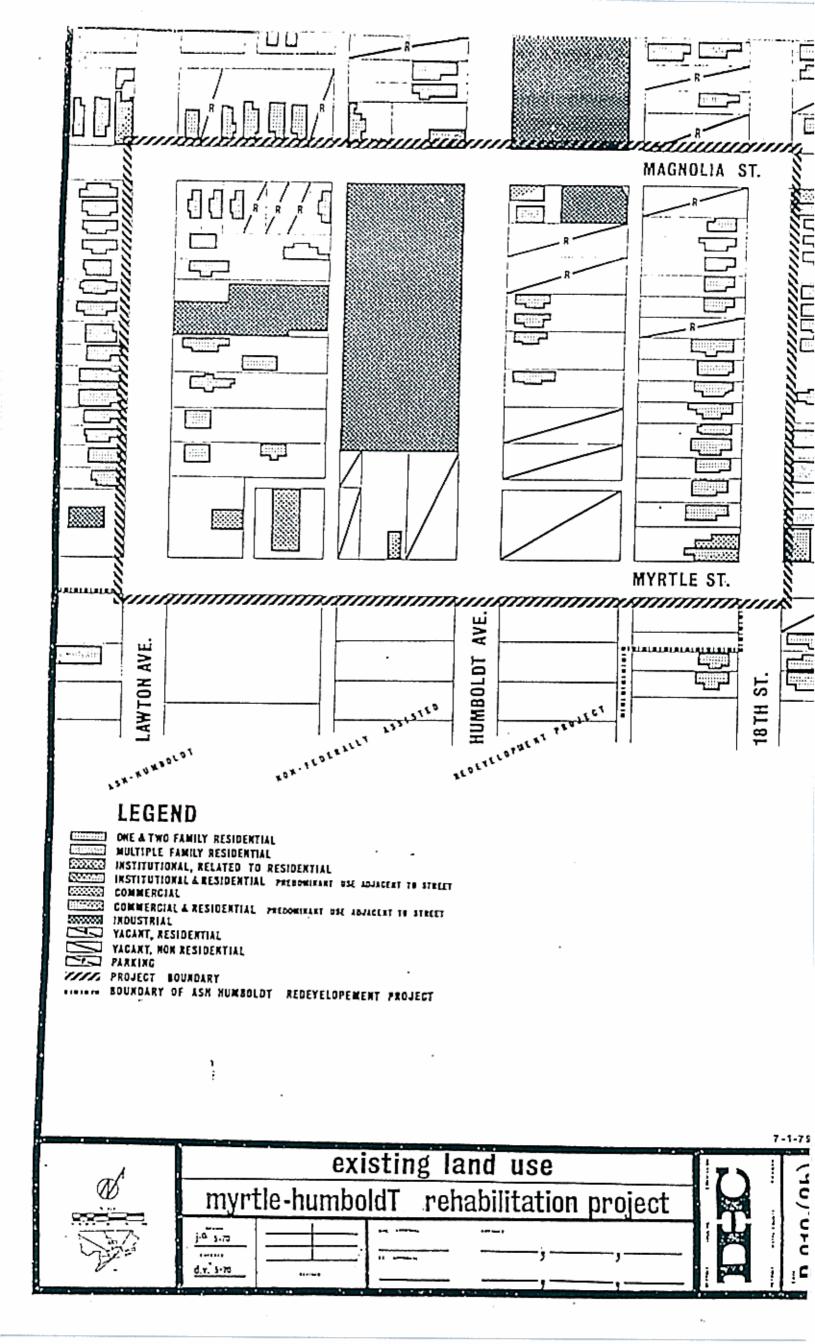
""" PROJECT BOUNDARY

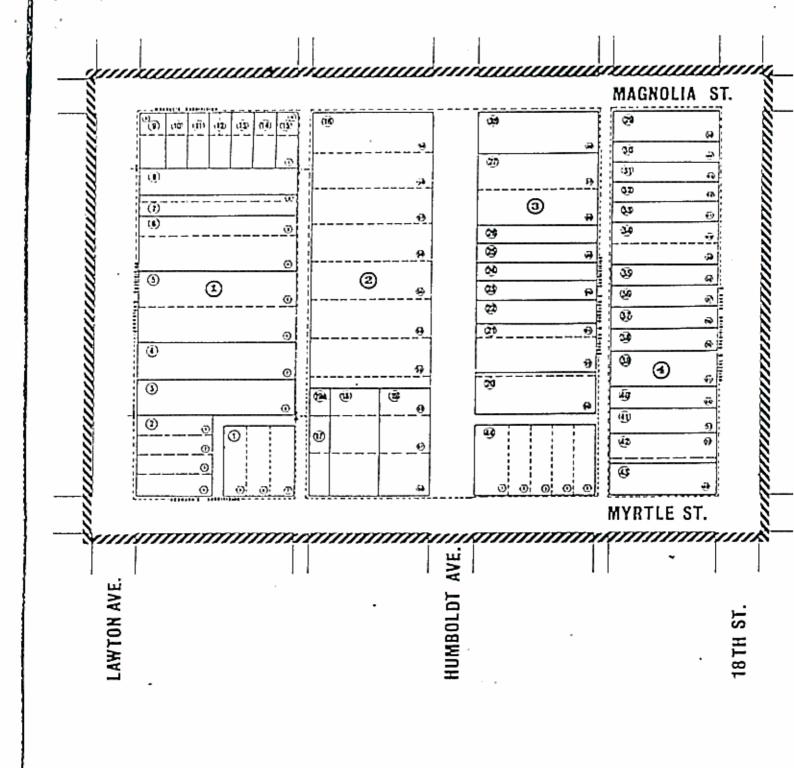
project boundary map

myrtle-humboldT rehabilitation-project









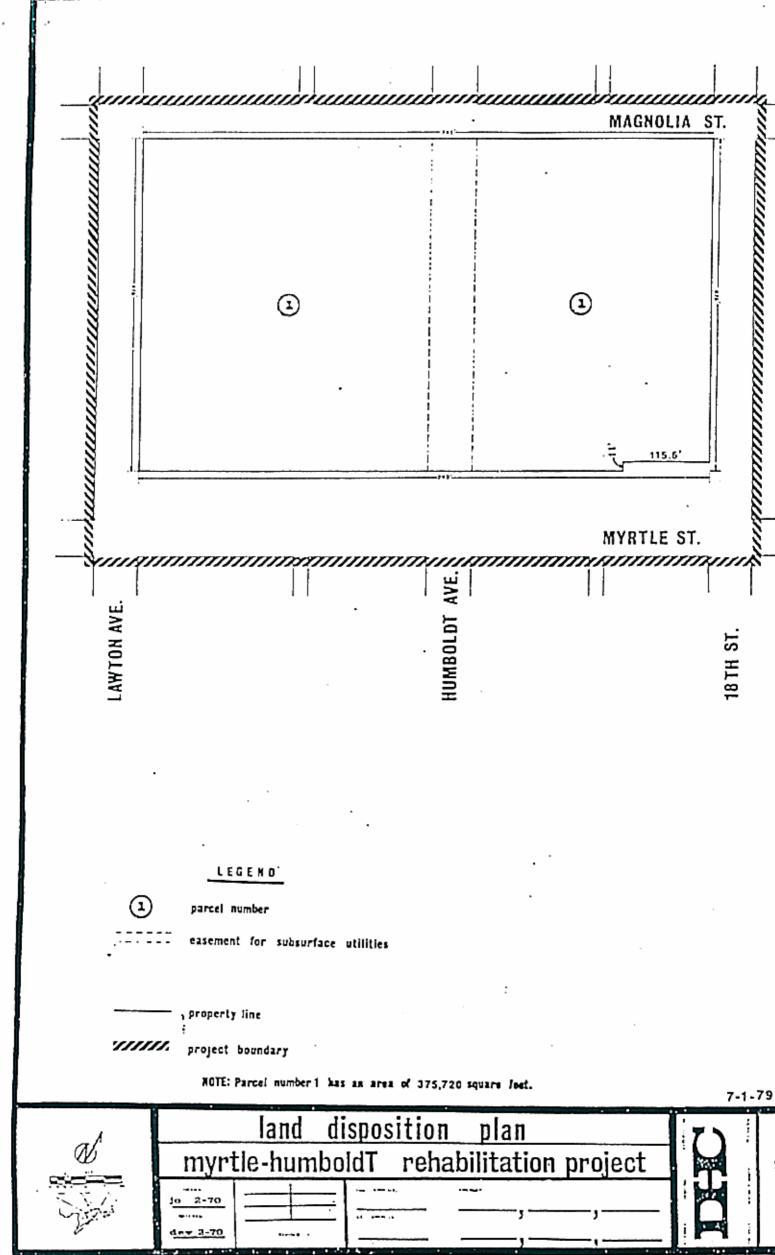
LEGEND

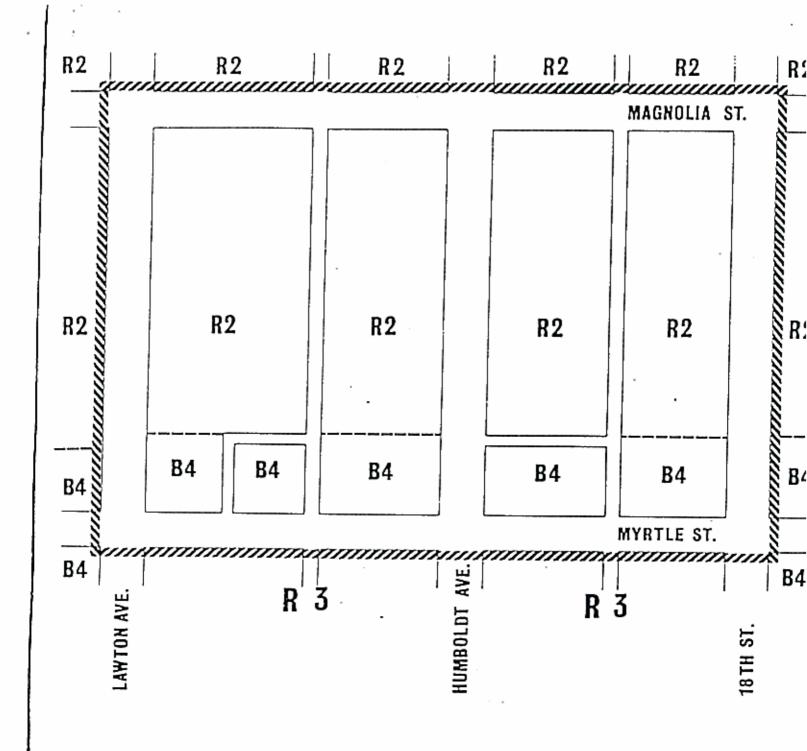
- Acquisition parcel number
 Acquisition parcel boundary (supercedes subdivision tot boundary where they are coterminous)
- ⊕ SUBDIVISION LOT NUMBER
 - --- SUBDIYISION LOT BOUNDARY

 BLOCK REFERENCE NUMBER

NOTE: ALL PARCELS ARE TO BE ACQUIRED FOR CLEARANCE AND REDEVELOPMENT.

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	C.S. 5-78 d.v. '5-78	首	, O 042

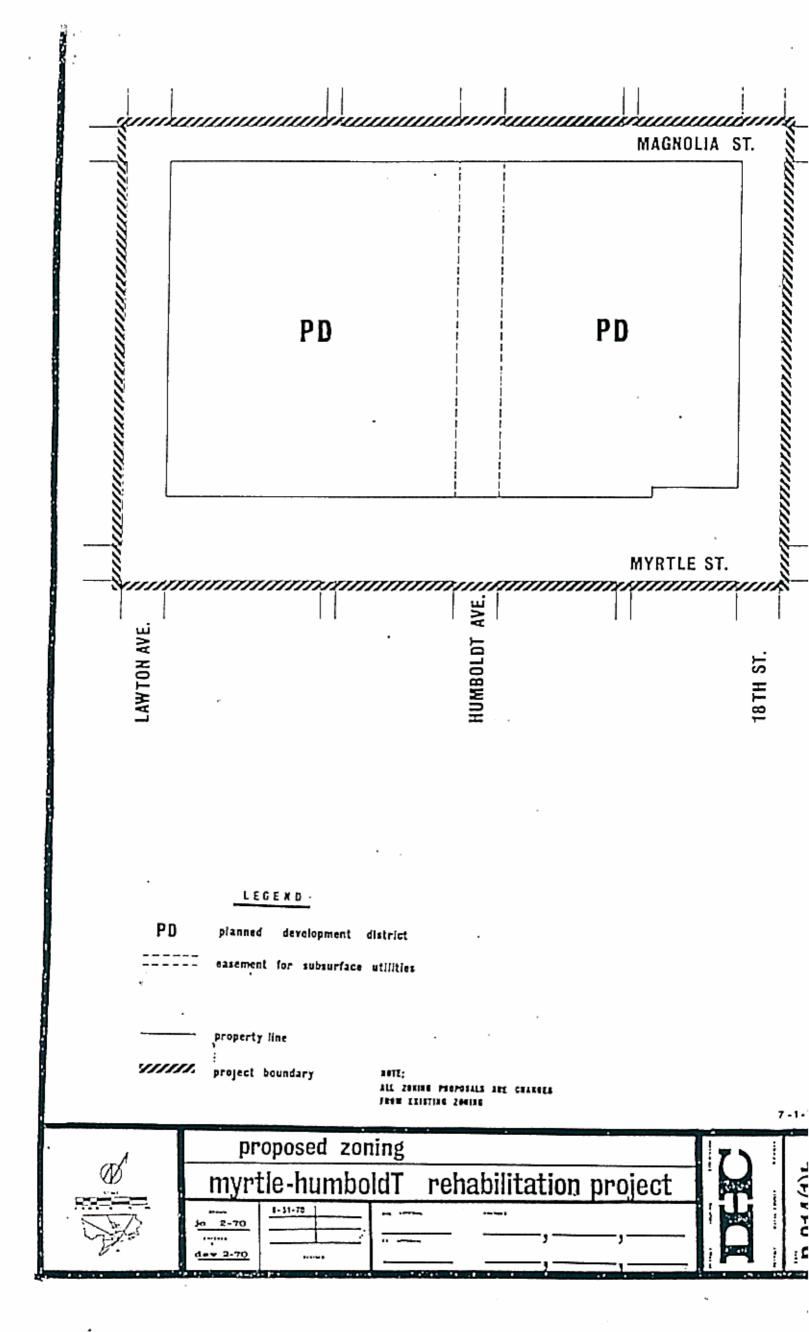




LEGEND

- B4 general business district
- R2 two family residential district
- R3 low density residential district

			7-1-79
	existing zoning	7	
(4)	myrtle-humboldT rehabilitation.project		Œ
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MAGNOLIA ST. MYRTLE ST. HUMBOLDT AVE. LAWTON AVE. LEGEND institutional easement for subsurface utilities property line project boundary land use and development plan myrtle-humboldT rehabilitation project

